

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R50989 ✓

29/10/31

Property Information

property address: 2102 S TEXAS AVE

legal description: ZENO PHILLIPS, BLOCK 5, LOT 8.1 (TR-244), ACRES 0.4813, "BRYAN SQUARE (PT OF) FIRESTONE BLDG"

owner name/address: CENTERAMERICA CAPITAL
PARTNERSHIP L.P.
0
HOUSTON, TX 77025-1119

full business name: Firestone

land use category: Comm.

type of business: Auto Repair

current zoning: C3

occupancy status: occupied

lot area (square feet): 20965

frontage along Texas Avenue (feet): 150

lot depth (feet): 130

sq. footage of building: 9175

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 20 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: metal

overall condition (specify): good - above avg

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 300

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 9x20 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: Above Avg

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no

meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) tires
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no

are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
